

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, December 1, 2021
4:00 PM
Metropolitan Council Chambers City Hall
Third Floor

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting using one of the monitors outside of the Metropolitan Council Chambers or by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Metropolitan Council Members may ask questions and make comments in accordance with applicable law but are urged to cooperate in an effort to spend no more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 21-01526 **TA-4-21 Garage Setbacks**
Revision to move regulations from Chapter 11 to Chapter 17, clarify new regulations in Chapter 17; revise definition of "Alley", and create a new definition for "Garage, Front Loaded" in Chapter 19.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
COMMISSION ACTION: Motion to approve carried, 6-0
[Staff Report](#)
2. 21-01527 **Case 83-21 18212 East Petroleum Drive**
To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the west side of East Petroleum Drive, south of Highland Road, on a portion of Lot 4 of Highland Business Park Subdivision, 2nd Filing. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)

3. 21-01528 **Case 84-21 2791 O’Neal Lane**

To rezone from Rural to Town House (A2.5) on property located on the east side of O’Neal Lane, north of South Harrell’s Ferry Road, on Tract A-1 of the E.M Hernandez Tract. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

COMMISSION ACTION: Motion to approve carried, 6-0

Related to S-14-21 that does not require Metro Council approval

[Application](#) [Staff Report](#)

4. 21-01529 **Case 85-21 11331 and 11365 Rieger Road**

To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the north side of Rieger Road, west of Exchequer Drive, on Tract Y-1-C-1-C-2-A and Lot Y-3 of the Annie G. Pecue Tract. Section 48, T8S, R2E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

COMMISSION ACTION: Motion to approve carried, 6-0

[Application](#) [Staff Report](#)

5. 21-01530 **PUD-5-04 Pelican Lakes, Concept Plan Revision 8**

Revise uses to increase medium density residential units and decrease open space on property located on the south side of Burbank Drive, north of Innovation Park Drive, on Tracts A-1-A-1, B-1-A-2-A, D-1, C-1-A-1 of the T.P. Stuckey Tract Property, Lots 1A-6A and 7-74 of the Stonelake Village Subdivision, and Lots 1-132, 133A-141A, 142-169, 170-310 of the Pelican Lakes Subdivision. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

COMMISSION ACTION: Motion to defer to December carried, 6-0

[Application](#) [Staff Report](#) [Other](#)

ADJOURN